035.0	0002	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	818,600 / 818,600
					USE VALUE:	818,600 / 818,600
					ASSESSED:	818,600 / 818,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		GARDNER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	20-22 GARDNER LLC
Owner 2:	
Owner 3:	
Street 1:	17 SEA ROBIN RD
Street 2:	
Twn/City:	OSTERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02655 Type:

PREVIOUS OWNER

Owner 1:	CIMBRELO SARA -
Owner 2:	-
Street 1:	1 MAD BROOK ROAD
Twn/City:	NORTH BROOKFIELD
St/Prov:	MA Cntry:
Postal:	01535

NARRATIVE DESCRIPTION

This parcel contains 4,287 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2579 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4287.000	461,700	5,800	351,100	818,600
Total Card	0.098	461,700	5,800	351,100	818,600
Total Parcel	0.098	461,700	5,800	351,100	818,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.47 | /Parcel: 317.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 24253

GIS Ref

GIS Ref

Insp Date 11/16/18

!2864!

PREVIOUS ASSESSMENT

Parcel ID 035.0-0002-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	461,700	5800	4,287.	351,100	818,600	818,600	Year End Roll	12/18/2019
2019	104	FV	359,000	5800	4,287.	318,200	683,000	683,000	Year End Roll	1/3/2019
2018	104	FV	359,000	5800	4,287.	301,700	666,500	666,500	Year End Roll	12/20/2017
2017	104	FV	336,800	5800	4,287.	263,300	605,900	605,900	Year End Roll	1/3/2017
2016	104	FV	336,800	5800	4,287.	224,900	567,500	567,500	Year End	1/4/2016
2015	104	FV	300,300	5800	4,287.	208,500	514,600	514,600	Year End Roll	12/11/2014
2014	104	FV	300,300	5800	4,287.	172,800	478,900	478,900	Year End Roll	12/16/2013
2013	104	FV	312,400	5800	4,287.	164,600	482,800	482,800		12/13/2012

PRINT

Date	Time
12/10/20	18:12:34

LAST REV

Date	Time
04/02/19	14:45:08
apro	
2864	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIMBRELO SARA,	1506-78		4/10/2017	Convenience	99	No	No		
	915-194		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	24253
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2014	537	Wood Dec						
9/26/2012	1227	Manual	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2018	MEAS&NOTICE	HS	Hanne S
6/19/2014	External Ins	PC	PHIL C
4/16/2013	Info Fm Prmt	EMK	Ellen K
4/17/2009	Meas/Inspect	189	PATRIOT
3/2/2000	Meas/Inspect	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4287		Sq. Ft.	Site		0	64.	1.28	3									351,111						351,100	

Total AC/HA: 0.09842 | Total SF/SM: 4287 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 351,111 | Spl Credit | Total: 351,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.10811520
Const Adj.:	1.00989902
Adj $ / SQ:	190.244
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	669190
Depreciation:	207449
Depreciated Total:	461741

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
1	5	2	
Totals			
2	12	6	

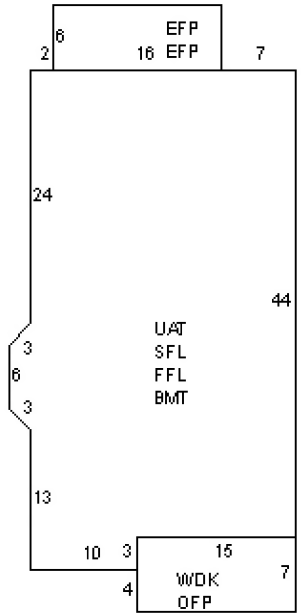
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	190.24
Special Features:	0	Val/Su Net:	111.87
Final Total:	461700	Val/Su SzAd	201.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,146	57.070	65,406
FFL	First Floor	1,146	190.240	218,020
SFL	Second Floor	1,146	190.240	218,020
UAT	Upper Attic	287	133.170	38,154
EFP	Enclos Porch	192	41.810	8,028
OFP	Open Porch	105	32.530	3,416
WDK	Deck	105	15.680	1,646

Net Sketched Area:	4,127			Total:	552,690
Size Ad	2292	Gross Are	4986	FinArea	2579

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 035.0-0002-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X24	A	AV	1914	20.21	T	40	104			5,800			5,800

More:	N	Total Yard Items:	5,800	Total Special Featues:		Total:	5,800